CITY REAL ESTATE FOR SALE. From Batters to 14th St., Inclusive. A PULL SIZE FOUR STORY HIGH STOOP HOUSE for sale on 14th at., near 5th av. SETON & WISSMANN, 11 Pine at. A GREAT BARGAIN.-LARGE BROWN STONE House in the 9th ward; only \$3,000 cash required. \$1RE BROS, 183 Broadway. BARGAIN-20 JANE ST., FIVE STORY DOUBLE Tenement; rents \$2,436, price \$22,000, BAHAN, 261 West 14th. EAST 10TH ST. NEAR 2D AV.—DESIRABLE bree story House, 25x60x04.10; choice location and ultable for altering into flat house, FOLSOM REOTHERS, 834 Broadway. FOR SALE OR EXCHANGE-PROPERTY 04 VESEY at, with an old established liquor business attached; Tenement or other New York city Property. Inquire of . O'CONNOR, on the premises. J. O'CONNOR, on the premises.

WOOSTER ST.—100 FERT SQUARE FOR BALE;
Houston and Bleecker; old buildings; cheap.
CLINTON, 151 Breadway.

14TH ST., NEAR STH AV.—FULL LOT, WITH GOOD building; speculation or investment.

TODD, 145 Breadway.

Above 14th St., 5th Av. to East River. A.—TWO HIGH CLASS RESIDENCES ON LENOX HILL. NOS. 46 AND 48 EAST 72D ST... BETWEEN MADISON AND PARK AVS.

No. 48, corner Park av., 24 feet wide. No. 46, 23 feet wide, 60 feet in depth.

McCAFFERTY & BUCKLEY, Architects and Bullders, office 384 Park av., near 53d st., ROUSES OPEN. INQUIRE FOR WATCHMAN.

A DECIDED BARGAIN-FOUR STORY HIGH stoop brown stone House, elegantly decorated and frespect throughout; two porcelain bathtus; heated by not air and water and perfect in every detail; Lenox av.,

M. E. CRASTO & SON, 108 West 125th st. M. E. CRASTO & SON, 106 West 125th st.

A BARGAIN CAN BE HAD—THREE STORY BROWN
stone Dwalling, No. 1,468 Lexington av., near 95th st.;
newly decerated; choice location; bigh ground; price
\$18,000; very easy torms; always open. PATTON, 145
Broadway.

Broadway.

A. A. - ATTENTION, HOUSEBUYERS: - CHANCE TO buy few small three story new Dwellings much below rates terms easy; vicinity of Mount Morth Park. Ex. 50 UTOR, Attorney, room 123, 71 Broadway, 1 to 2 P. M. A .-STH AV LENOX HILL EXTRA WIDE CHOICE corner Lot; with or without street lot connecting, free and clear, for sale or exchange for business property. WM. P. SKYMOUR, 171 Broadway. A. -850.000-DESIGABLE BROWN STONE HOUSE; Sid at., close to 5th av.; others central locations, \$30,000, \$100,000 and upward. WM. P. SEYMOUR, 171 Broadway.

A.—PARK AV. CHOIGE LOCATION, NEAR SETH St.—First class House, 25x00 and extension, \$80,000; also fomble width corner House, Murray Hill. W. F. SEYMOUR, 171 Broadway. WM. P. SEYMOUR, 171 Broadway.

ATTENTION, BUVERS!—VERY DESIRABLE RESIdences, oast and west of Central Park, sacrificed at
PROPERIOR'S offices, 109 East 61st, and 1,352 10th av.,
corner 61st.

PROEBLIGH'S offices, 169 East 61st, and 1,352 10th av., corner 51st.

A SUPERB INVESTMENT.—18T AV. NEAR 34Th pt.—Double Stores and Tenemonts; rentals \$1,360; great or the stage of the sta

A LOT. 25X102. 76TH ST., NEAR AV. A; WILL SELL sheap for roady cash.
D. P. DARLING & CO., 30 Court at., Brooklyn. AN ELEGANT FIVE STORY CORNER PROPERTY, me or three Flat Houses; owner must sacrifice. 181 East

A HANDSOME PROPERTY IN EAST 34TH ST.; 10 er cent net income. HENRY R. KING, 60 Cedar st. BARGAIN! BARGAIN!! IF SOLD AT ONCE...
Handsemest row of five story Flats in Harlem, situated in the southwest corner of Madison av. and 196th st. Park autrance), containing all improvements; steam asat; cabinet fluish; eight rooms, with bath; all occupied at a handsome rental. Owner on premises.

No. 224 or 226 East 114th st., for \$11,000, payable as fol-

No. 224 or 226 East 114th st., for \$11,000, payable as follows:

5,000 at 4 per cent first mortgage, \$3,000 at 9 per cent accord mortgage, Balance, cash, \$3,000.

Or to let from May 1, 1991, at \$825.

Apply to LEO G. ROSENBLATT, 25 Pine st.,

FOR SALE—NOS, 2 AND 8 EAST 94TH ST., FOUR story and basement brick and stone front Dwellings: Brat class in construction, fisch, hardwood throughout price \$83,000, payible pressent or to you to be seen to be seen as a construction of the story of the seen or to you to be seen as a s B. H. BIXBY, 173 Breadway.

SACRIFICE. \$4,500 CASH. -202 EAST GOTH ST.,
next to corner 3d av., 27.0875x100, five story Double Flat;
price \$21,500. Owner. 123 West 38th st.

TWO DECOLATED PRIVATE DWELLINGS FOR
sale, 1,232 and 1,234 Madison av., between 88th and 89th
sta.; watchman on the premires.

E. KILPATRICK, Builder. E. KILPATRICK, Builder.

3D AVENUE CORNER, NEAR 100TH ST., SOX72;
four story Stores and Flats at a bargain. Apply to H.
SCHMIDT, 1,133 3d av.

SCHNIDT, 1,130 3d av.

4 STORY BRICK HOUSE, 237 EAST 58TH ST., LOT
25x100; also 136 East 15th, 22x84, in good order,
OTTINGER, 137 Broadway. OTTINGER, 137 Broadway.

5 ELEGANT 20 FOOT THREE STORY PRIVATE
Dwollings southeast corner Madison av., 93d at.; inspection invited; fine location; low prices. Inquire on prem-

32 EAST 63D ST.—FOUR STORY CABINET FIN-ished House, 20x60x100 feet, with extension, near Madi-son av., \$38,000; no reasonable effered refused. Per-mits of T. A BURNETT & CO., 709 Madjan av. 38 EAST 64TH ST. NEAR MADISON AV.—FOUR story cabinet finish House, with dining room extension; elegant gas fixtures and decorations and mirrors; will be sold for \$36,000; will lease at \$25,500.

T. A. BURNETT & CO., 708 Madison av.

40TH ST., OPPOSITE BRYANT PARK.—POUR STORY high stoop brown stone House for sale. Apply to SETON & WISSMANN, 11 Pine st \$6,000 WILL BUY PIVE STORY BRICK HOUSE ON 3d av., near 38d at., over movtgage \$20,000 at five per cont, 25x55x50; pays large on investment. H. W. SHIPMAN, 137 Broadway.

\$18,750 ONLY FOR 25 FOOT TENEMENT ON 59TH at, near lat av.: rents for \$1,485. Full particulars of h. SCHMIDT, 1,136 3d av.

SCHMIDT, 1,136 3d av.

§18,000 INVESTED IN ELEGANT FIVE STORY
brown stone flats, 447 and 449 East 116th st., will pay 16
per cent; will separate. BUILDER, 1,848 Madison av.

§32,000—A CORNER LOT, WITH OLD BUILDINGS,
25x100, on Lexington av., bolow 59th st.

T. K. FOSTER, 204 East 19th st. \$35,000 PURCHASES ELEGANT BROWN STONE Residence, below 40th st., adjoining Park av. ANDERSON, 89 White at.

Ahove 14th St.. 5th Av. to North River.
A.-A.-BEFORE BUYING ANYWHERE ELSE examine the FINEST HOUSES

FINEST HOUSES
on the
FINEST STREET
in this city.
BUILT BY JOHN G. PRAGUE, ARCHITECT.
Perfectly magnificentive all details and fluish.
NOS. 133 TO 141 WEST SOTH ST.,
boulevard street, 100 feet wide; no other street in the
world as fine in its artistic laying out; houses full width
and of immense depit; back staircases, double cellars,
dc. Apply to POWER, 520 Columbus av. A FULL FRONT OF EIGHT LOTS ON THE WESTsrly side of 7th av., between 146th and 147th sts., oxcavated,

for sale by the owner.

JAMES R. SMITH,
79 Codar st.

FOUR STORY BRICK AND STONE BOX GOOD stoop, 22x85x102, dining room extension; CHANCE. decorated and fixtures; street 100 feet wide. APPLY W. E. JACKSON, 75D ST. AND COLUMBUS AV. A.-121ST ST. NEAR LENGX AV.-ELLEGANT libros story brown stone, 20,10x62, extension 12x10 feet, with chandeliers, carpots, shades, awaings, screens, billiard table, &c. PORTER & CO., 211 West 125th st. A.—HANDSOME HOUSES ON THE WEST SIDE: four story Dwellings on West End av., 78th and 77th sts.; prices low; casy terms; also small Houses in Harlem. Always open. DORE LYON, 821 West 136th st.

A PARTICULARLY DESIGNABLE FOUR STORY wenty foot Dwalling in restricted and completed block; ill improvements; parquette floors; sanitary plumbing; rill be sacrificed to a quick buyer.

STABLER & SMITH, Columbus av., corner 72d.

A DECIDED BARGAIN. FIVE STORY CORNER, West End sv., with liquor store; four families on a floor; must sell at once; must have money; price \$42,000; \$5,000 cash needed. Apply at once, PEHLEMANN, 171 Broadway, room #9, 11 to 2. AN ATTRACTIVE THREE STORY HOUSE, WITH mmodiate persoralize, 46th st., near 8th av., in thorough arder.
S. B. GOODALE & CO., 1,130 Broadway, near 25th st.

ATTENTION :- FOR ONE OF THE HANDSOMEST and cheapest, first class four story brown stone Houses or Manhattan Island look at 58 West 92d at, the only one left of a row of seven; will be sold at a bargain. A.—FOR SALE, A PROMINENT AND VALUABLE sorner Property for improvements; five Lots; old Buildings, now Fifth Avenue Hotel Apply to WM. P. SEV-WOUR, 171 Broadway.

A SPLENDID FLAT HOUSE, BELOW 50TH ST., contrally located, near Broadway; well rented; pay 10 per cent net; principals only. Address OWNER, 206 Harald Uptown.

A.—THE NEW AND ELEGANT HOUSES, 501 AND 519 West End av., corner 89th and 90th sta, are for sale for less than cost.

B. H. BIXBY, assignes, 173 Broadway. R. R. BIXBY, assignes, 173 Broadway.

A.-WRST END AV., NEAR 76TH ST.-HANDSOMEby decorated four atory high stoop House for sale; immediate possession. SETON & WISSMANN, 11 Fine et.

A GREAT BARGAIN-FOUR STORY HOUSE NEAR
Broadway, price \$13,900; only \$1,000 cash resulted.

SIRE BROS., 183 Broadway.

A TENTH AVENUZ CORNER, NEAR 37TH ST.; OLD
Iliquor stand; good neighborhood; pays nine per cent on
investment. W. H. SHIPMAN, 187 Broadway.

A.-POUR LOTS NEAR COLUMBUS AV., ABOVE 98d at.; unexceptionable location; price moderate. A FIRE PLOT NEAR CENTRAL PARK WEST 104th street elevated station, 75x188, will be soid cheap. Of The PULLICH, 920 9th av., near 50th 8th A.—NEAR LENOX AV., 128D ST.—THERE STORY brown stone, 16.8x00x100.11 fost; price \$18,000.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River. A .- THE ATTENTION OF THOSE WHO WISH TO PURCHASE A FIRST CLASS

PRIVATE RESIDENCE
IS CALLED TO
NO. 197 WEST TIST ST.
(THE ONLY ONE LEFT IN THE ROW),
BETWEEN COLUMBUS AND AMSTERDAM AVS. These houses are finished in the same elegant manner which characterizes all our work. The trim is hard wood throughout. They can be seen any day, Sundays included. For particulars apply to or address TERENCE FARLEY'S SONS.

1,172 COLUMBUS AV. CORNER 72D ST.

THE FINEST AND BEST FINISHED THREE STORY DWELLINGS IN HARLEM, offered at a low price and on easy terms. Hardwood, cabinet finished, parquet floors, sanitary plumbing; everything first class. Apply on premises, 183th st., between 7th and 8th avs. "L" station at 185th st.

NOS. 44 AND 48 WEST 75TH ST.
TWO REMAINING OUT OF TEN:
Examine them or send for pumphlet.
Street restricted; asphalt navement;
JAMES T. HALL. OWNER AND BUILDER,
10 WEST 28D ST.

A PLOT OF FIVE LOTS ON THE NORTHWEST corner of Central Park West and 08th st. a plot of six Lots on the southwest corner of same avenue and street. For sale by the owner.

JAMES R. SMITH.

79 Cedar st.

JAMES R. SMITH.

70 Codar at.

A HANDSOME FOUR STORY BROWN STONE AND brick bay window, 20 foot front, butler's pantry extension, two baths, three water closets; hardwood finish; handsomely decorated.

No. 62 West 96th at.

96th at. is entrance to Coniral Park; asphalt pavement; will be sold at a bargain; will take other property in part payment. Inquire on premises or

J. EDGAR LEAVOUAFT, 1,544 Broadway.

A.—PRIVATE HOUSES—A.

WEST SIDE BARGAINS.

IT WILL PAY YOU TO LOOK UP.

74TH ST.—FOUR STORY; restricted location... \$41.500

76TH ST.—FOUR STORY; draining room extension 56,000

76TH ST.—FOUR STORY; draining room extension 56,000

78TH ST.—FOUR STORY; draining room extension 56,000

JESSE C. BENNETT, 547 COLUMBUS (9TH AV.

A.—A.—A.—72D ST. THE WEST SIDE 5TH AV.

EXAMINE TO-DAY

THE FINEST 25 FOOT FALATIAL RESIDENCE,
EXTRA BUILT, SUPERIOR—IN KYERY PART;
price reasonable; must increase in value, no houses on the west side their equal in spaciousness and elegance; open daily.

F. CRAWPURD, 114 WEST 7219 SI.

A.—A BARGAIN, GNLY ONE LEFT.—84 WEST 7219 SI. the west substituted that the control of the contro

BUFFALO DOOR AND SASH COMPANY OFFER or saie the following:—
Four brown atons high stoop cabinet trim private floures. Non. 75 to 81 West 118th st; open for inspecrard; steam heated and all improvements; wer restricted price low.

Two five story and basement Flats, Nos, 284 and 286 West 117th st.; well rested and in first class condition; small mortgage; prices low.
One first class Dwelling, No. 61 East 93d st.
The titles to these houses have all been coarched by the TITLE GUARANTEE AND TRUST COMPANY, 55 Liberty st., and that company's policies of title insurance will be issued at our expense to purchasers, thus saving them all charges for cearches and examination.

BUFFALO BOOR AND SASH COMPANY,

(that, and 124ch st.)

BARGAIN.—HOUSE AND 44 LOTS AT HIGH-bridge, facing avonne that crosses Washington Bridger all lots facing; price \$4,500; terms essy, S. C. OSBURK SMITH, S Beckman. HEFORE BUYING EXAMINE 145 AND 147 WEST Rid; three story becomen and celler, brown stone fronts, 20252 with and without extension; parquet floors, erryants bath, &c. James Brown, Owner and Builder. BUILDERS, ATTENTION !--PLOT, SETH ST., NEAR Sthaw, 175x100, suitable for fine apartments; money no object; 5:00,000 profit warranted; no brokers. BANKER, 212 Herald.

BARGAIN.—TERMS EASY; EIGHTH AVENUE store Property, near 1424 st. Owner, 93 Nassan st., oom 313. room 513,

BOULEVARD, NORTHEAST CORNER 85TH ST10½ Lots. OTTO ERNST, South Amboy, N. J.

CHOICE INVESTMENT.—WEST 34TH ST., DESIRable five story Double Flat, 25x80x100; only \$14,000 cash
required; rents \$5,300; all renter in leases.

FOLSOM BROS., 834 Breadway,

COLUMBUS AV. CORNER, FIVE STORY, 25X100. STEVENS, 9th av. and 104th; 9th av. corner 93d. FIVE LOTS -NORTH SIDE 83D ST., NEAR STH AV.; cheapest Lots to be had near "L" station; natural ground; restricted to private residences; ulso Lots on all the avenues and streets west of Central Park, some with loans. F. R. HOUGHTON, 72d st., southwest corrections.

HIPPERN LOTS-VICINITY WEST SEVENTY-SEC-ond atreet elevated station, \$10,000 each; cheapest west side lots: easiest possible terms. F. R. HOUGHTON, 72d st, southwest corner Columbus (9th) av FOR SALE-NO. 15 WEST 120TH ST.-A THREE story brick and brown stone Dwelling; unusually well built; decorated throughout; open for inspection.

MOST VALUABLE LOCATED CORNER, KINGS-bridge road, containing six lots; intersection four avenues.

D. B. FRREDMAN, 55 Broadway.

NO. 34 WEST 64TH ST. FOR SALE-PRIVATE Dwelling, 20x100, furnished or unfurnished: liberal torns: immediate possession; bargain, Owner, 120 Broadway, third floor, room 10. Broadway, third Boor, room 10.

VALUABLE INVESTMENT PROPERTY, WEST 34TH
st., corner; arranged for three families; 21x75; price
\$24,500; great future. F. R. HOUGHTON, 145 Broadway.

WEST 20TH ST. NEAR 5TH AV.-DESIRABLE four story English basement, 23x57x02; choice location; suitable for physician. FOLSOM BROS., 834 Broadway. 3 STORY HIGH STOOP BROWN STONE PRIVATE
Besidence, 108x50; but lor's pantry extension; to 100;
no reasonable offer refused; location 88th st., north side,
100 feet from 10th av.

107H ST., BETWEEN 5TH AND 6TH AVS.—THREE
etery high stoop brown stone House for sale, 25x35x/s
the block. Apply to SETON A WISSMANN, 11 Fine st.

57TH ST., NEAR 6TH AV.—FOUR STONY HIGH
stoop Dwelling, 20x80x100, enly \$45,000.

57TH ST., 454 WEST.—FIVE STORY BROWN STONE Flat, lot 19 by 90, 11 apartments; routs \$2,900; price \$25,000; perfect order. KOBT. BROWN, 173 7th av. 240 WEST 94TH ST. FIVE STORY DOUBLE FLAT; rental \$5,200; fully rented; price \$47,500, J. E. LEVINESS, 59 Liberty st, \$3,000 CASH AND \$12,000 MORTGAGE, LOT 25X100. CAMPBELL & GALLON, 257 West 42d at.

\$14,000 CASH WILL BUY AN ACTUAL 15 PER cent investment; above 34th st., near 8th av. Owner, 304 Herald Uptown. \$15,000, RENT \$1,500—WATER TAX AND REPAIRS; one lenant; three story and store, lot 18,9x100; near 5th av., above 23d at., ROOME, 4106th av., near 25th st. SI5,500-\$2,000 OR MORE DOWN (MORTGAGE TO sait), for elegant cabinet finished three story and base-ment brown stone and brick Dwellings, decorated; re-stricted location, \$67,469 West 187th st., between St. Nicholas and 10th avs.; some are suitable for two fami-

Nicholas and lott avs.; seme at successions.

\$16,000.—TWO FULL LOTS, 68TH ST., WEST OF 10th av.; no rock; terms satisfactory.

LEGGETT, 297 Adelphi st., Brooklyn.

\$17,000.—FUUR STORY HOUSE, 43D ST., NEAR Broadway; \$6,500 cash will buy at., \$1,526 Broadway.

\$25,000.—HANDSOME THREE STORY BROWN stone, 45th st., near Broadway; bargain.

S. M. BLAKKLIY, 1,526 Broadway.

North Side (Above Harlem River), A.—HUNTS POINT ROAD BARRETTO AND TIF-fany sis, 23d ward; three minutes walk from Hunt's Point Station (Harlem Hiver Branch); two miles from and counceting with 120th atreet station, Second and Third Avenus Blowated Railroads.—EXTRA DREP LOTS, agioining Monastory, for sale on the INSTALINENT PLAN, WITHOUT INTEREST: title guaranteed by Lawyers' Title Insurance Company if desired, Maps and full particulars from MACLAY & DAVIES, Equitable Building, 120 Broadway.

Ruliding, 120 Brosdway.

ATEACTIVE HOUSE (TREMONT), TWO LOTS, BEST street, \$5,000; payment \$1,500; monthly \$35, BURNETT & CO., Tremont.

A.—24TH WARD PROPERTY FOR \$A,1E OR RENT. Send diagram to BURNETT & CO., Buildors, Tremont. CHOICE VILLA RESIDENCES FOR SALE IN THE suburban quarter Bedford Park, in the city of New York, from \$16,000 to \$20,000; many sold and now occupied. Owner, 111 Broadway, room \$0. Owner, 111 Bresdway, room 60.

COTTAGES - 247H WARD, MORRIS HEIGHTS (Dock), Northern Railroad; all improvements: Lots, ANDREW POWELL, 167 Breadway.

FOR SALE-A PIVE STORY DOUBLE FLAT, MOD-orn improvements; stores, well rented; on best part of Willis av.; Manil uncreambered property taken in ex-change. THEO, EMPLING, 2,774 36 av.

Miscellaneous. FOR SALE-FOUR STORY SINGLE FLAT HOUSE, 10x100.11, price \$11,000; five story Single Flat House, 17x100, price \$18,000; five atory Double Flat House, 20x100, price \$20,000; four story Double Cold Water Flat House, 25x100, price \$13,000; mortgage to suit.
JOHN ARMSTRONG, 3d av., corner 100th st.

SIX TENEMENT HOUSES TO DIVIDE AN Estate; location good; best of paying tonants in them; will be sold cheap. For particulars address M. A. 159 Herald. Heraid.

3 STORY BROWN STONE HOUSE, FURNISHED, near 125th st., in fire order; price \$23,000; will trade for Lotson apper west side from and clear, or for small Heuse, squity \$13,000. Address S. M. O., Heraid office.

BROOKLYN PROPERTY FOR SALE AND TO RENT.

A RARE CHANCE. - FOR SALE, FULTON ST., Brooklyn, three Stores, which can be thrown into one large store; three Flats above seach, handsomely finished in hardwood, with the latest improvements; Euclore stone fronts.

H. C. VAN AUKEN, 71 Broadway, New York. H. C. VAN AUREN, 71 Broadway, New York.

A.—\$25,000 HOUSE FOR \$15,000, WOULD BE NEW York price, in best part Hanceck st, Broaklyn, near Nostrand av., 20x\*\*X100 and Lot, three stories and Basement; stone front; hard wood; well built; 15 minutes to ferry.

H. W. SHIPMAN, 137 Broadway.

A.—HOUSES FOR SALE—BROOKLYN UPTOWN hoadquarters for homescokers and invastors. WILLIAM P. RAE & CO., 504 Castes av., corner Nostrand.

BARGAIN—TO CLOSE ESTATE, SIX NEW TWO story and basemont brick and stone Dwollings, 675 to 681 Hanceck st, botween Reid and Patchen avs., Brooklyn, containing 10 rooms and all improvements; terms to sait; open Sunday. Apply Janitor, on premisos, or P. J. GRACK, 261 Fulton St., Brooklyn.

AND TO RENT.

ELEGANT BROWN STONE 12 ROOM HOUSE,
ust complete; neighborhood first class; rent \$1,000.
nquire 26 Green av., Bridge, Fulton st. "L," Cumberand station.

FOR SALE-PRICE \$7,000, ONLY \$8,000 CASH OR FOR SALE—PRICE \$7,000, ONLY \$5,000 GASH OR less required—Three story portico front double Flat, 25x70x100, Atlantic av., Brocklyn; "1" rond and rapid transit station on corner; 15 minutes from Bridge; pays \$300 not per annum for your investment, and safer than any savings bank where you only got four per cont; this proporty will lucroase 50 per cent in a year; taxes, insurance and water, rent \$100, all paid up to December next. Inquire of JOHN HASLAM, 2,004 Atlantic av.

FOR SALE—LOTS, 24TH, 25TH AND 20TH WARDS, close by elevated railroad;; several bargains; Equities of some parcels will be exchanged for free and clear improved; also Lots for sale in all parts of the city.

D. P. DARLING 2 CO., 30 Court et., Brocklyn.

D. F. DARLING & CO., 30 Court et., Brooklyn.

FOR SALE—HOUSES; A BARGAIN, THREE STORY
and basement extension frame, but 25x100, 80,250; three
story brown stone, Greene av., \$10,000; brick, \$7,250;
two story, \$5,500.

FULTON STREET STORES TO LET—NOS, \$88, 595;
now occurred as carpet store; size 22x90 sach. Inquire
LEONARD MODIY, 20 Court ext., Brooklyn.

WATER FEONTS FOR SALE IN BROOKLYN AND
Jersay City.—Principals only address BANKER, 309
Borald office. Borald office.

\$1,400 WILL SECURE A 2% STORY BROWN STONE
Bouse on easy, Letrus. 450 Monroe st., Brooklyn.

\$4,250 FOR 138 HULL ST., NEAR ROUKAWAY AV.—
Modern two story basement brick Dwalling; only \$500
year payment required.

CONDICT, 22 Court st., Brooklyn.

WISTCHESTER COUNTY PROPERTY FOR SALE OR TO LET.

A.—NAMARONEOR, N. Y.—S? ACRES, WITH LARGE FRAME HOUSE and barn, on Weaver at, and N. Y., N. H. & H. R. R.: 5ve minutes' walk from Larchmont station; greet bargain. MACLAY & DAVIES, Equitable Building, 120 Breadway.

ing, 120 Broadway.

A.—PELHAM MANOR, N. Y. (HAELEM RIVER Brauch), nine miles from and connecting with 129th street station, Second and Third Avenue Elevated Railroads.—LOTS, 25X100, on Pelhandale av. for sale all INSTALMENT plan, WITHOUT INTEREST; 37 already sold, Maps and full particulars from MACLAY & DAVIES, Equitable Building, 120 Broadway.

A.—IRVINGTON, N. Y.—COMMODIOUE BRICK MANSION on the best part of BROADWAY, 16 rooms, steam hoat, all improvements, stabling. CHARMING BIVER VIRW, 3-10 acros, for sale at a bargain. MACLAY & DAVIES, Equitable Baldding, 120 Broadway.

AT YONKERS, SO MINUTES FROM 42U ST.—A GOOD

AT YONKERS, SO MINUTES FROM 42U ST.—A GOOD modern Honse, Io rooms and bathroom; plot 40x200; well situated, convenient to depot, price 83,000; easy terms. BellLOWS & WARREN, Agonts, 20 Getty square, Yonkers.

A HOUSE IN MOUNT VERNON TO LEASE OR FOR male; 14 rooms, all newly decorated and in perfect condition; all improvements; ground louxion; two minutes from depot; low ront, R.F., 16 East 42d st.

from depot; low rent, R. F., 16 East 42d st.

ALL HUDSON RIVER AND WESTCHESTER COUNTY
Property specialty; sale and rent.
S. EMBERSON, 59 West 42d.

ARDSLEY-100 AGRES AT DEPOT AT HALF
price of adjoining property.
J. C. CLINTON, 151 Broadway. CHOICE ACREAGE PROPERTY IN WESTORES.
ser county along line Northern and Central railroads.
ANDREW POWELL, 167 Broadway. FACTORY TO LET.

Factory, with water power, on easy terms, suitable for hat, shoe, silk or other lines, located in rapid growing village, 24 hours from New York, 5 minutes from station; also good business Site, located on stream of pure water, will be sold for Sit to particle guaranteeing to start business thereon. For particulars apply to M. R. OAK-LEY, Yorksen, N. Y.

EY, Yorkers, N. Y.

FOR SALE IN ROCHELLE PARK, NEW ROhella, N. Y.—New House, all modern improvements; let
00 by 200; 14 rooms; terms easy. J. A. S. OREGU, room
24 Temple Court, S. Beekman st., city.

FARM—30 AORES, KRNSICO, 25 MILES CITY,
farlem read; two story double house, outbuildings,
lenty fruit; \$5,000. Inquire 183 Breadway, room 2. MOUNT VERNON, N. Y.-CHESTER HILL, ELE-gant Dwelling, II rooms; all modern conveniences; steam heat, best location; sewer connection; lot 88x110 feet; five minutes to New Havon Railroad station. H. D. COLLINS & CO., 4 East 1st st., Mount Vernon, N. Y. SIX NEW HOUSES OF FIVE AND SIX ROOMS each, let 25x100; one to four minutes to depot; high ground; to rent; \$12.50 to \$15 per month, W. H. BARD, 34th av., Mount Vernon, N. Y. TO LET-IN MOUNT VERNON, LARGE DOUBLE House, 26 rooms and in perfect condition; ground and stable; suitable for boarding bouse, small botel or pri-vate bouse; low rant. Owner, 16 East 42d at.

WESTCHESTER COUNTY LARGE AND SMALL Places for sale. FISH BROS., 16 East 23d st., New York. JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE. GRAND INVESTMENT LARGE CORNER PLOT, with eight handsome Residences; rentals \$2,400; convenient to four ferries; only \$21,500 for all; easy terms. GIBSON, 58 Liberty st.

SEND US A POSTAL FOR OUR COMPLETE LIST of Houses for sale and to let. EMMONS & CO.,
488 Communipaw av., Jorsey City.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

AT A REASONABLE PRICE!!!

country Residence, location finest on the south side Long Island, in the midst of grand isprovements; angerb water frontage; Great South Bay close by; has every improvement; gardener's cottage, outbuilding plenty of fruit, fine lawn, &c., &c.; terms to suit. H. J. DOUGLAS, 171 Broadway, room 15.

A PICTURESQUE PROPERTY IN DELAWARE county, N. Y., fronting Dolaware River; 175 acros, several brooks, large lake, excellent flebing; gles, with falls 40 fect; 40 acres under cultivation; 30 acros groce; house, 16 rooms, supplied with spring water; ample outhidings; short water from railway denot; a popular, bealthful locality for permanent home and summer boarders. (Folio 5.250).

PHILLIPS & WELLS, Tribune Building.

A BARGAIN-195 ACRE FARM, ONLY \$4,000; Berkshire county, Mass; good 16 room house and all out-buildings. (Forto 5.02) PHILLIPS & WELLS, Tribune Building, AT LONG BRANCH, N. J.—FOR SALE OR WILL Ex-change for Philadelphia Property, three furnished Cot-tages, clear of anombrance, located near Hotel Scigh-ton, within five minutes walk of depot and one block of ecean; also Corner Lot on Ocean av., well located for hotel. Address E. T. DOBBINS, 11th and Washington av., Philadelphis, Pa.

av., Philndelphis, Pa.

AT NYACK ON HUDSON, FOR SALE—AN ELEgant Country Scat, furnished or unfurnished; extensive
river frontage; large house, stable, &c.; bulldings have
all city conveniences, heat, water, gas, &c.; house decorated; will be sold reasonable to close an estate; terms
o sail purchaser. BOCKLANDER, how 316 Herald AT PELHAM MANOR NEW ROCHELLE, LARCH-MONT MAMARONEOR, RYE, PORT CHESTER, GREENWICH, STAMFORD and all along the SOUND. Maps, photographs and full particulars of property for sale or rent.

or rent. CHAS. FIELD GRIFFEN & CO., 42D ST. (opposite Grand Central Depot), ROOM 6. AT CRANFORD, N. J., 45 MINUTES VIA N. J. C. R. R. from New York—Nice Cottages, rent \$275 to \$360; also elegant Cottages, with all improvements, desirably located, near station; rent \$430 to \$500; for sale, \$6,000 to \$5,000. WM, D. BIGELOW, Cranford, N. J. AT GREENWICH-COUNTRY SEAT FOR SALE; elegant large residence, handsomely decorated, all improvements; carriage house; 24 acres.

HENJ. F. TRUMPY, 336 Broome st.

AT NEW BRIGHTON, STATEN ISLAND-TWO DE-sirable Cottages, with grounds, to lesse; \$750 and \$950. Particulars from Mrs. F. S. NOBLE, 1.730 Breadway, New York, or PHILIF C. LUS, New Brighton. York, or PHILIP C. LUS, New Brighton,

A COMPLETELY FURNISHED HOUSE, PATCHouge, L. L, spacious grounds, suited to private yearly
residence, \$400 rent; Hotels and Cottages, seaside and
inland, said and ront. E. A. DAILEY, 74 West 35th.

AT AMITYVILLE, L. 1.—12 MINUTES WALK PROM
R. R. station, 3% Acres, with dwelling.
L. E. BRAUN, 841 Elleabeth av., Ellrabeth, N. J. A.-A.-LOTS AT BRESLAU, LONG ISLAND, \$50, with loan of \$25. GRO, SEGSE, 171 Broadway.

With loan of \$25. GRO. SEGEE, ITI Broadway.

BARGAIN.—EASY PAYMENTS—SHORE FRONT
Homestead, free and clear, north shore Staten liand;
fare 10 cents; large, roomy house; luproved grounds;
rail and water facilities; desirande for resident or business purposes; exchange for Flat or Tenemont.
JOHN H. PLATT, 180 Broadway. BATH BEACH AND BENSONHURST-BY-THE-SEA,
Long Island,—Hotels, Boarding Houses and Cottages to
tet. MORRISSEY'S real catato office, opposite Bath
Beach Dopot.

COTTAGES IN EAST ORANGE, NEAR DEPOT;
furnished and unfurnished; nine rooms; Improvements;
rent reasvenable. Address OWNER, box 236 Herald Uptown office.

town office.

CHARMING OLD-FASHIONED HOUSE; PERFECT order; large barn; lawn: fruit and five acros; price \$5,000; tun minutes depot; near Red Bank; one hour out. Owner, 44 West 100th at.

FLUSHING, L. L-FOR SALE-AN ELEGANT suburban Residence for summer or winter; situated on high ground; house is back 100 feet from the avenue, with wide plazzas; parlors on one side and diving and drawing room on the other; plate glass windows, furnace, gas, bath, closes, speaking tubes, burghar alarms, lake water and all the improvements of a city residency ground 300 feet front. 800 feet deep; artistically last out, with gravel walks, statusary, evergence and flowering trees and every variety of fruit; large brick barn, with five stalls, and other buildings; 18 minutes walk from Main street depot; 40 trains daily to 12; M. Inquire of owner, 128 West 79th st., or ROSS, 1,168 Broadway, city.

way, city.

FOR SALE—AT WESTPORT, CONN., 45 MILES from city (N.Y. M. H. and H. R. R.), a fine country Residence, beautifully situated on the Sangstuck River; bouse 22 rooms, grapery greenhouse, stables, about eight acres of land, fine lawn, gardon, chade and orramental trees; horse cars to deput; will be seld at a sacrifice to close an estate. For particulars apply to EDWARD MYENS.

52 Broadway, room 2.

FOR SALE—COUNTRY SEAT OF THE LATE LESter Wallack, on the Sound, with haif mile frontage, onsisting of about 36 acres, handsomely laid out, large
house, if rooms; all modern improvements; stable, acre
riage house and other necessary outbuildings; located at
Stamford, 50 minutes from New York, Photographs
with WM. H. HOYT & CO.,
5 Yandorbilt av., opposite Grand Central Depot.

FOR SALE AT A SACRIFICE.
Fine FARM on Edisto River, near
Charleston, S. C., suitable for Hunning Box, Winter Resort, raising stock and farming; 1,249 acres; cultivated
and heavily timbered; furnished House, harn and other
buildings; all in good condition; title perfect and clear,
F. B. VOGEL, Attorney at Law, 225 South Sixth st., Phildelphia.

FLOBIDA ORANGE GROVE FOR SALE AT A RAD.

adelphia.

RLORIDA ORANGE GROVE FOR SALE AT A BARgain; \$12,000; portion may romain on bond and mortgage
3 years; is located in city of 5,000 inhabitants and contains 500 troes just boaring; also 6 room house. Address
FLORIDA, 358 Herald Uptown. FLORIDA, 358 Herald Uptown.

FOR SALE ON REASONABLE TERMS—WELL built Property, three years old, Store and Dwelling, on one of the bost avenues in Asbury Park, N. J., particularly adapted for takery, ice cream or dairy. Apply to ewner, 684 Dean st., Brocklyn.

FOR SALE—LAREWOOD, N. J., 10 ACRES OF land, new house of 8 rooms, barn and hensery; ten mioniest walk from dopos. Address D. ROBERTS, Lakawood, N. J.

The Florida. First class grange grove in bearing; sale or exchange; city or country Property, ORANGE, 200 Herald Uptown.

BROOKLYN PROPERTY FOR SALE PROPERTY OUT OF THE CITY FOR SALE OR TO RENT. POR SALE - A FINILY LOCATED YARN ON MAIN coad from Milford to New Haven, Coant, "big miles from New Haven, two miles from the Nound, quasired miles from the New Haven, two miles from the New Haven, two miles from the New Haven, two miles from the New Market on the New York.

Hill Brothers, 648 Frondway, New York.

HOUSES AND COTTAGES, ALL IMPROVEMENTS, rent \$300, \$1,800; also for sale, number, price \$3,000, \$16,000. D. T. CORNELL, Clifton, Staten Island. ARGE FACTORY FOR SALE, WITHIN 10 MILES Of New York city; buildings of brick and tin roofs and all in good order; has about 350 horse power, boilers, can and water power, with shafting, de.; has 30,000 feet floor space and is well lighted; cheap coal and freights to New York by railroad or canal, and is adapted for electric machinery or factory of any kind; price low and terms easy. Address M. E., box 152 Post office, New York.

Office, New York.

NEAR GREENWICH—ATTRACTIVE PLACE; CARriage house; lawn; garden; near abore; \$6,000,

J. W. ATWATER, 150 Broadway.

ORANGE, N. J.—DESIRABLE PROPERTIES, NEAR
all statious, sale and rent.

S. D. CONDIT, opposite Brick Church Station.

ORANGE AND VICINITY .- CHOICE RESIDENCES PATTERSON & O'BRIEN, 171 Broadway. POMFRET, CONN,-TO LET-THOROUGHLY FUR-tished Residence of Miss Eleanor Vinton, Inquire of ROBERT JACOB, care of L. L. White & Co., 40 Wall st. STAMFORD.—TO LET—A LARGE ASSORTMENT OF Dwelling Houses in best locations. HUBBARD'S Agency, Stamford, Conn. STAMFORD.—TO LET VILLAGE AND COUNTRY Houses in choice locations; all imprevements. M. ANDERSON, Stamford, Conn.

TO RENT-OHARMING 12 BOOM HOMESTEAD: all medora improvements: picturesque grounds and lawn; perfect drainage; convenient barn, carriage and lawn; perfect drainage; convenient barn, carriage and lawn; perfect drainage; convenient barn, carriage and poultry house; feut trees in bearing; spring water in house; Pennsylvania and Lebigh Valley stations five winates.

TO RENT-A GENTLEMAN'S COUNTRY RESIdence partly furnished, with special advantages for a first class boarding house; vicinity of Catakili Mountains. Address W. R. S., Buckingham Hotel, city.

TO INVESTORS-I-HAVE FOR SALE A MAINIFf-cent tract of Florida River Phosphate Property; maps, surveys and analyses of beat chemists shown; only principals. Address room 345 Grand Central Hotel, city.

opsis. Address room 345 Grand Central Hotel, city.

65 LOTS. CORNER JACKSON AV. AND WOOLSIDE av., immediately adjoining Long Island City, in the township of Newtown; tiree miles from Thirty-fourth struct forty, two miles from Minsty-second struct ferry; the finest-corner in Queena county, aspecially for token payline or road house is at junction of the interpretation of the contract of the contr

REAL ESTATE AT AUCTION. A-A-A-JOHN F. B. SMYTH, AUCTIONEER, WILL SELL AT THE REAL ESTATE EXCHANGE, 59 LIBERTY ST., AT 12 OCLOCK NOON, 11 THURSDAY, FERRUARY 18, 1891, 938 2d av., between 40th and 50th sts., three story brown stone House on lot 21,4x80 feet.

THURSDAY, FRBRUARY 26, 1801, 229 West 60th st., Double Tenement on full lot. "MORRIS LEASEHOLD,"

150th st. and Harlem River, about 23 Lots above and 23 Lots under water; 46 Lots in all; 200 feet water front; two Docks, frame factory, &c.

TUESDAY, MAECH S, 1891.

176 Rivington st, between Attorney and Clinton sts.—
Six story brick Dondle Tenemout, with two Stores.

Let 25x100 feet.

S20 West 55th st.—Three story brown stone House;
Astorlease; 20 years to run.

PEREMPTORY SALE.

309 and 311 East 70th st. between 1st and 2d avs.—Two
five story and basement brick double apartment Houses.

Lots 51.3x100.5 each. Northwest corner 1st av. and 21st at .- Four story brick Building, with Store, 24.9x75 feet.

WEDNESDAY MARCH 4, 1891, EXECUTORS' SALE, Estate of Michael Mulry, deceased, northwest corner Canal and Ludiow sts., five story brick double Tenement, with Store.

with Store.

13, 15 and 17 Ludlow st.—Five story brick double
Tesoments, with Houses on year of lots.

JAMES A. MULRY.

MICHAEL E. BANNIN, { Executors.

ANNIE E. MCCARTHY, Executrix. TUESDAY, MARCH 10, 1891,
ESTATE OF BARBARA ULRICH, DECEASED,
122 and 124 West 48th st., five story brown stone Flat,
with store, and a four story brick Tonement, with store,
four story brick Double Tonemout or rear of lot.
Size of onlive site, 59x185.0 ft., firegular.
EDWARD ULRICH, Executor.
EDWARD ULRICH, Executor.

Maps at auctioneer's office, 69 Liberty st.

A.—A.—RICHARD V. HARNETT & OO., AUCTIONcore, will sell at auction, WEDNESDAY, Feb. 18,
at 12 o'clock noon, at the Real Estate Exchange and
Auction Room, 59 to 50 Liberty at.
157 West 74th st.—Four story private Dwelling,
24 West 91st at.—Four story private Dwelling, three
story Extension.

THURSDAY, February 19,
159th st., near 10th av.—Two frame Dwellings.

TRUSTEE'S SALE.
CROOK'S HOTEL.
By order ABEL CROOK, Esq. trastee and executor.
114 Park row—Six story marble from brick shillding,
used as a botel.
118 and 118 Park row—One story from from brick Building, used as a resisurant. Immediate possession.
JOHN A. CAENEY, Attorney, US Nassau etc.

WEDNESDAY, February 25.
350 Pleasant av.—Three story brown stone.
114;Eldridge st.—Three story basement stone.
WEDNESDAY, March 4.
29 East 75d st.—Four story Dwelling.
106 Thempan st.—Four story Dwelling.
106 Thempan st.—Four story Tonement.
Yonkers, N. Y., Palisade av.—Three Plets.
Maps at Auctioneers, 71 and 75 Liberty st.

JERE JOHNSON, JR., AUCTIONEER,
THURSDAY, FEBRUARY 10, 1891,
BEAL ESTATE EXUMANGE AND AUCTION ROOM,
Nos. 59 to 05 Liberty st., New York,
THE THREE VALUABLE FIVE STORT DOUBLE
BRICK TENEMENT HOUSES,
NO. 528 EAST 74TH NT.,
NO. 221 EAST 45TH ST.
All this property is well recased, and investors about attend the sain. TERMS RANY. Maps and particulars from JERE JOHNSON, JR., 30 Liberty st., New York, and 303 Fution at, Brooklyn.

PETER F. MEYER, AUCTIONEER.

ADRIAN H. MULLER & SON
will sell at anction on
THURSDAY, FEBRUARY 19, 1891,
at 12 o'clock, at the Rosi Estate facthange,
Nos. 59 to 55 Liberty st.
BY ORDER OF THE TRUSTEES OF
STRPHEN G. FOTTERALL, DECKASED,
the choice and valuable Property
NO. 5 CHATHAM SQUARE,
147 AND 149 PARK ROW (CHATHAM ST.),
421 FEARL ST. AND
65 AND 65 ROSE ST.
southwesterly corner of Rose and Poarl sts. Maps. &c., at the Auctioneers' office, 1 Pine st,
PETER F. MEYER, AUCTIONEER,

ADRIAN H. MULLER & SON will sell at auction on TUESDAY, FEBRUARY 24, 1891,

at 12 o'clock noon, at the Real Estate Exchange,

fight choice and desirable four story and basement
high stoop brown stone Dwellings, with butler's pantry
extensions and Lots,
NOS, 102, 104, 106 AND 108

WEST 65TH ST. AND

NOS, 41, 49, 55 AND 57 WEST 96TH ST.

The above Houses are cubinet finished throughout and
built in the very best manner and well worthy an inspection to parties desiring to purchase a first class
home. Maps, &c., at the auctioneer's office, 1 Fine st.

spection to parties desiring to purchase a first cla
home. Maps, &c., at the auctioneer's office, i Pine st.

PETER F. MEYER, AUCTIONEER,
EXEUTOR'S SALE.

ADRIAN H. MULLER & RON
Will sell at auction on
THURSDAY, FEBRUARY 19, 1891,
at 12 o'clock, at the Real Estate Exchange,
the choice and desirable Property
NOS. 245 WEST 50TH ST.

and
Sil, 518 AND 516 WEST 36TH ST.

Maps, &c., at the Auctioneer's, 1 Pine st.

PETER F. MEYER, AUCTIONEER,
ADRIAN H. MULLER & SON
will sell at auction, on
WEDNESDAY, FEBRUARY 25, 1891,
at 12 o'clock, at the Real Estate Exchange,
5 Hoberty st.
the three story basement brisk House, with Loi,
NO. 76 WEST WASHINGTON PLACE,
between Macdougal st, and the Av.

Maps, &c., at the Auctioneer's effect, 1 Pine st.

PETER F. MEYER, AUCTIONEER.

Maps, &c., at the Auctionor's effice, 1 Pine at.

PETER P. MEYER, AUCTIONERS,

PEREMPTORY SALE,

ADRIAN H. MULLER & SON

WILLIAM B. MULLER & SON

WEINESDAY, FEBRUARY 25, 1891,

at 12 c'cleck, at the Real Estate

Exchange, 58 Liberty at.

three story and basement stone dwelling with lot

NO. 112 WEST 4TH STREET,

Maps, &c., at Auctioner's office, 1 Pine at.

PETER F. MEYER AUDITIONER.
ADRIAN B. MULLER & SON
THURSDAY, FERHUARY 26, 1801,
at 12 o'clock, at the Real Estate Exchange,
So Liberty st.,
three five story Double Tenements, with lots,
NOS. 414, 416 AND 418 EAST 124TH ST.
Maps, &c., at the suctioneers', 1 Pine at.

PUBLIC AUCTION. W. E. TAYLOR, AUCTIONEER, HACKENSACK, N. J. Immense sale of suburban Real Estate, only 12 miles from New York, on the West Shore Railroad,

150 full size Building Lots right by the depot. the John D. Westervelt Property. Every lot will be positively sold on Monday next, February 23, Washington's Birthday. on the arrival of special train from New York.

at beautiful Bergen Fields, N. J.

Graded streets; city water. New houses in all directions springing up. Free excursion; lunch on arrival of train; fine music, No matter how stormy COME; shelter provided and lots sold under cover.

Terms \$10 a lot down on day of sale, batance March 10, Parfect 1110.

Get free tickets and maps at XENNEDY'S, 26 Cortlandt st., up state.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

PETER F. MEYER AUCTIONEER.

ADRIAN H. MULLER & SON
Will sell at auction on

TUESDAY. FEBRUARY 24, 1891,
at 12 o'clock, at the incal Estate
Exchange, 59 Liberty st.,
the choice and valuable property
NOS. 385 3D AVENUE

Maps, &c., at the Auctioncer's. 1 Pine st.

PETER F. MEYER, AUCTHONEER,
ADMIAN H. MULLER & SON
will sell at auction on
TUESDAY. FEBRUARY 24, 1891,
at 12 o'clock, at the feal Estate Exchange,
50 Liberty st.,
the two five story double brick and stone
Apartments, with Lots,
NOS. 12 AND 14 WEST 185TH ST.

Maps, &c., at the Auctioneer's. I Fines st.

REAL ESTATE TO EXCHANGE.

REAL ESTATE TO EXCHANGE. A RABE CHANCE—FOR NALE OR ENGHANGE, on Pulton at, Brooklyn, three elegant Stores, which can be thrown into one large store, with three flais above each store, handsomely finished in hard wood, with the latest improvements; enclose stone fronts.

H. C. VAN AUKEN, 71 Broadway, New York. BUILDERS. -EIGHT LOTS, LENOX AV., I ng corner, near 140th st.; excavated; price nortgage \$27,000 exchange for improved, water, 145 Broadway, room 10.

DENVER (COL.) PROPERTY TO EXCHANGE FOR New York or Brooklyn Tenements or Flats. DENVER, box 16, 1,238 Broadway.

EXUEPTIONALLY CHOICE PLACE, MONTCLAIR, or 294x500, house modern, substantial, finely finished, for City Residence, not over \$35,000; going to Europe; sargain; give particulars. ROBERTFON, Fost effice box 1,306, New York.

1,365, New York,

FIRST CLASS COUNTRY PROPERTY AT NEW Rochelle; four earnes; best location; easily subdivided; large manufon and small house, always rented, monthly; unearumbered; value 835,069; steadily increasing; would exchange for city property. F. R. HOUGHTON, owner, 145 Bernadway.

FOR SALE OR EXCHANGE—HANDSOME FOUR story cabinot fluished House on 121st st., near Mount Morris av. T. OLIVER CARTER, 39 Nassau 5t, room 10.

TMPRIOUPD TEXTMENTS ON WASHINGTON 50. IMPROVED TENEMENTS ON WASHINGTON ST tood invostment, to exchange for Brooklyn or Flatbus tealty. H. J. DOUGLAS, 171 Broadway, room 15.

Realty. B. J. DOUGLAS, 171 Broadway.

VERY DESIRABLE GENTLEMAN'S COUNTRY RESidence, 20 minutes from Long Island City; carriages,
sleighs, garden utensils; sell empy terms or exchange
for Texas Property.

CUNDIT, 1,179 Broadway, usar 28th st. GUNDIT, 1,179 BYORGWAY, UBB COLOR.

WILL EXCHANGE THREE STORY, 20 FOOT, rown stone House, free and clear, painted and freecoed broughout (mirrors and carpets in parlor if desired), cod neighborbood, east of 3d av. for a larger House setween 42d and 59th sta. (coast side preferred), between the and Park ava. Address, with par-liquiars, size, iccasion and price, M., 329 Herald office. WANTED-A COUNTRY RESIDENCE IN EX-hange for downtown Property. Apply 183 Broadway.

room I.

75TH ST., 22 EAST.—STATELY TWENTY-FIVE FOOT Residence, near Park; perfect order: large extension; price SEO,000; mortugage SEO,000; exchange.

ROBINSON, owner, 145 Broadway.

\$25,000 CASH.—EQUITY in FIVE SMALL DWELL-inge, vicinity Leave ar, 118th st. What have you to offert Principals only will address GIRORDEY, Herald Uptown office.

REAL ESTATE WAN ED. A FRACT OF LAND SUITABLE FOR BUILDING LOTS wanted; must be within one hour from New York; near alleused station; state location, from New York; near alleused station; state location, number of acres, price, listance from station, Address PURCHASER, 302 Heraid files.

office.

A.-WANTED-FOR OUR SPRING LIST, IMPROVED and unimproved Property to let and for sale; no charge for registering. J. ROMAINE BROWN & CO., 59 West 38d st., near Broadway.

A.-WANTED-FULL DESCRIPTIONS OF ALD kinds of Property is rent, sale or eschange.

WM. S. ANDERSON & CO., 1,242 3d av.

A.—PROPERTY ON MASHINGTON OR GREEN wich sts., below Canal, for quick buyer, GEO, SEGEE, 171 Broadway. A -- PRIVATE HOUSE EAST OF 3D AV. BELOW 8th st., above Canst. GEO. SEGEE, 171 Broadway.

A.-PRIVATE HOUSE EAST OF 3D AV. BELOW 8th st., above Canel. OEO. SEGEE, 171 Broadway, HEING CENTRALLY LOCATED WE RESPECT. fully solicit owners to send us their houses for sale and lease; no charge for registering.

ANDREWS & CO., 4 East 424 st.

CHOICE ACREAGE PROPERTY IN WESTUHESter county along line Northern and Central railreads.

ANDREW FOWERL, 187 Broadway.

OWNERS HAVING PRIVATE HOUSES FOR SALE send particulars to
T. OLIVER CARTER, 39 Nassau st., room 10.

S. VAN WINKLE & CO., 26% EAST 42D ST., BUY, soli, exchange and let all kinds of Real Estate; estates managed; established 1800.

WANTED—A FARM OF ABOUT 25 TO 50 ACRES of cultivated land, including large dwelling house of about 16 to 29 rooms, barn, stables, de., situated within the radius of 10 to 15 miles of New York city, specifications in writing solicited, to be addressed to L.J., No. 34 ac. 4, New York.

av. A. New York.

WANTED TO PURCHASE OR LEASE-100X100 ORmore on Broadway or 6th av., suitable for our husiness; send diagram, with price.

GOOGAN BROTHERS, Bowery and Grand st.

WANTED-ABOUT FIVE ACRES OF GOOD LAND for gardening on Long Island, within six miles of New York city, Address, with lowest price, A. FLECK, New Leadon, Coan.

Lendon, Conn.

WANTED-FOR OUR SPHING LIST, WESTCHESTER and adjacent counties Property.

FISH BROS., 16 Rast 23d st. and adjacent counties Property.

FIRSH BROS., 16 East 23d st.

WANTED—TO PURCHASE TENEMENT OR AVEnue Property for idvestment.
T. OLIVER CARTER, 39 Nassau st, room 10.

WANTED—FOR OUR SPRING LIST, WEST SIDE
and other Properties to rent, sell and exchange.

WARREN & SKILLIN, 1,385 10th av., near SSG st.

WANTED TO BUY FOR CASH—IMPROVED CITY
Real Estate; large pieces preferred.
SIRE BROS., 183 Broadway.

WANTED—PRIVATE HOUSE IN GOOD LOCATION
in exchange for good paying corner Flat free and clear.
SIRE BROS., 183 Broadway.

SIRE BROS., 183 Broadway.

WANTED-TWO LOT: ON OR KEAR 10TH AV., above 160th st.; give description and lowest cash price. Address Post effice box 3,724.

WANTED-A FOUR STORY DWELLING FROM Madison to 6th av., 45th to 63d st.; all cash. Address SELDON, Fost offices box 3,055. \$7,000 TO INVEST IN TENEMENT BELOW 72D ST.; nust pay well. Send number.

FLATS. To Let-Furnished.

A HANDSOMELY FURNISHED FLAT OF EIGHT rooms; steam heated; perfect order; elevator, hall attendance; rent \$300.

J. RDGAR LEAYCRAFT, 235 West 48d at., 1,544

Breadway.

ELEGANTLY FURNISHED SECOND PLAT IN Kenilworth, 530; savon roams; overything new; bouth-orn exposure. 413 West 5ist.

49 WEST 32D ST. OPPOSITE HOTEL IMPERIAL.—Nine rooms and bath, furnished or unfurnished; immediate possession. To Let-Unfurnished.

A. THE HERRERT.

104 and 106 East 81s st.,
handsomely decorated Apartments of eight rooms;
steam heated; perfect order; elevator, hall attendance;
reuts \$65 and \$67 50;

J. EDGAR LEAYURAFT, 1,544 Broadway.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

A.— 201 WEST 77FH ST.,
northwest corner Amaterdam av., handsome Flats of
seven rooms; perfect order; steam heat; rents \$40, \$45.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

A.— THE RICHFIELD,
large Flats of eight rooms (light) steam heated, elevators, hall attendance; perfect order; rent \$75; will furnish if desired,

J. EDGAR LEAYCRAFT, 1,544 Broadway.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

A. POCANTICO.

Broadway, 53d and 54th ste.

Handsome Suttee, nine and ten rooms, all Hight, butler's pantry, two tollet rooms, connecting with external
sir; cabinet trim; all rooms beautifully decorated; private and acrount cleavators; rent moderate and actual
arcs drist class.

A.—THE ROTHSAY.

136 East 18th st.—To let, from May 1, elegant apartmonts of eight light rooms, heated; hard wood, mirrors,
door service: 552 to 585. Inquire janitor, or F.A.

DUGRO, 38 Park row.

A. DESIRABLE THERD STORY CORNER FLAT,
southern exposure, seven rooms and bath, \$50; Single
Flat, six rooms and bath, \$50; Single
Flat, six rooms and bath, \$50; Single
Flat, six rooms and bath, \$50; Single
Rist; small families. Boulevard, corner \$2d st.

A.—EXTRA WIDE RIGHT LIGHT ROOMS; NEWLY

A .-EXTRA WIDE RIGHT LIGHT ROOMS; NEWLY papered and painted throughout; every imprevement; private halfs; private block; 152 East 94th st.; \$30 to \$35.

Janilor.

AT THE UNION, 117 WEST SOTH ST. DESIRABLE Finis, seven and eight rooms; all in good order; private balls, Ac.; rents \$51 to \$50.

JAS. E. WATERLOW, 6th av., corner 50th st. A.A.—A.—A.—THE SHERMAN.

NOS. 155 TO 161 WEST 48TH ST.

Seven rooms and bath; newly decorated; cabinet finish; heat, elevator. Superintendent on the premises.

AT 496 WEST 46TH ST.—UNFURNISHED FOUR and five room Plate; all imprevements; handsomely decorated; good attendance; reasonable ront.

GEO. A. BOWMAN, 1,142 Broadway.

GEO. A. BOWMAN, 1,142 Broadway.

A.—THE GLADYS,
SS West 75th st.,
beautiful Suites of sevon rooms and bath, 2900, fuel included; passenger elevator; every medern improvement.

A MEAUTIFUL FIRST FLAT. 426 EAST 121ST;
seven rooms and bath; newly decorated and painted;
rent E20, commence March 1; immediate pessession.

Jantor.

Janttor.

AT 101 WEST POTH ST.—CORNER PLATS: ALSO middle Flats, facing street: no dark rooms; southern exposure: five rooms and bath; decorated; rears \$21 to \$250. WARE & ODELL, 1,374 Columbus (0th) av. \$25. WARF & ODELL, 1,374 Columbus Oth) av.

A. -908 PARK AV., NEAR SSD ST.-SINGLE FLATS
of seven rooms and bathroom in house containing only
four select families; newly renovated; halls heated;
rents \$25 to \$45. Apply to justice.

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